



1. THIS PROPERTY IS NOT OVER THE EDWARDS RECHARGE ZONE.
2. WATER SERVICE TO BE PROVIDED BY SAWS.
3. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
4. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
5. TELEPHONE SERVICE TO BE PROVIDED BY SBC.
6. CABLE TV SERVICE TO BE PROVIDED BY THE WARNER CABLE.
7. DEVELOPER RESERVES THE RIGHTS TO ALTER NUMBER OF UNITS AND TO REVERSE THE LIMITS OF UNITS AND TO REVERSE THE ADJACENT.
8. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
9. ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 3.5-506 (4) OF THE UNIFIED DEVELOPMENT CODE.
10. SIDEWALKS WILL BE INSTALLED TO THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 3.5-506(a).
11. THIS PROPERTY IS INSIDE OF CITY LIMITS.
12. CONTOURS ON THIS DRAWING ARE TAKEN FROM THE USGS QUAD MAP "CULEBRA HILL".

OWNER/DEVELOPER
WESTCOVE PROPERTIES, LTD.
(HARMILL, INC., G.P.)
15102 JONES MALTSBERGER
SAN ANTONIO, TEXAS 78247

Density and Open Space Ratios	
Base Zoning District	PUD R4
Maximum Density Allowed	7 UNITS/ACRE
Proposed Density	= 6.8 units per acre
Minimum Required Percentage of Open Space	= 35%
Proposed Percentage of Open Space	= 36.17%
Total Space	= 431,680 S.F.
102,089 S.F. Street R.O.W.'s (Public)	
28,566 S.F. Driveway (18 x 23) x 69	
N/A	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
Occupied Space	144,900 S.F. House Slabs (includes garages)
	2,100 S.F. x 69 (45' LOT)
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275,555 S.F. NET IMPERVIOUS COVER	
Net Open Space = 156,125 S.F. (431,680-275,555)	
Open Space Ratio = 0.3617 (156,125 ÷ 431,680)	
TOTAL NUMBER OF DWELLING UNITS - 69	
RESIDENTIAL DENSITY - 7.0 UNITS PER ACRE	
TOTAL AREA OF PASSIVE OPEN SPACE - 0%	
TOTAL AREA OF ACTIVE RECREATIONAL OPEN SPACE - 0%	
TYPICAL FAR - 2514 SF (HOUSE WITH GARAGE) ÷ 4500 SF (LOT) = 0.56	

LAND USE PLAN

SINGLE FAMILY UNIT - 1	9.91 Acres*	69	RESIDENTIAL LOTS
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APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

Chairman: [Signature] Date: 3/22/06
Secretary: [Signature] Date: 3/22/06



PUD PLAN
WEST COVE VILLAGE
MILITARY DRIVE WEST
SAN ANTONIO, TEXAS

REVISIONS:		DATE	No.	DESCRIPTION	BY
DESIGN	DJW				
DRAWN	SEO				
CHECKED	DJW				
DATE	Mar 06, 2006				
JOB NO.	29088-0671				
SHT.	1 OF 1				

Date: Mar 06, 2006, 3:34pm User ID: TPurnan Layout Layout!
 File: P:\0671\29088-Admiralty Park (Westcove Village)\Design\9088EX3.dwg Layout name: Layout1!



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Fernando Saenz

DATE: March 22, 2006

Address: 1035 Central Parkway North
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 05-025

Name: West Cove Village, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

Streets and Drainage

- A. Provide a one-foot vehicular non-access easement along Military Drive West, North Ellison Drive and on both sides of the entrance up to point of curvature at intersection with Devine Breeze.
- B. Clarify traffic flow indicators on Chinook
- C. On Collector Street Section, the minimum 2-foot planting strip is measured from back of curb.
- D. On Local A Street Section, remove pavement reference to 165 pounds per square yard and change parkway note to minimum slope of $\frac{1}{4}$ inch per foot.